

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

November 27, 2006

A meeting of the City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present

Harold Sanger, Chairman
Michael A. Schoedel, City Manager
Steve Lichtenfeld, Aldermanic Representative
James Liberman
Debbie Igielnik

Absent:

Mark Zorensky
Marc Lopata

Also Present:

Catherine Powers, Director of Planning & Development Services
Jason Jaggi, Planner
Kevin O'Keefe, City Attorney

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

NOTE: There were no minutes submitted for approval this evening.

CONDITIONAL USE PERMIT – RESTAURANT – 44 N. BRENTWOOD BLVD. – OCEANO BISTRO

Mr. Paul Pierron, restaurant owner, was in attendance at the meeting.

Catherine Powers explained that this is a request from Paul Pierron, partner of Bon Vivant Restaurant Group LLC, d/b/a Oceano Bistro for a Conditional Use Permit to operate an approximately 4,500 square foot upscale seafood restaurant at 44 North Brentwood Blvd. (formerly Tejas). The restaurant will accommodate 181 patrons in the dining area. The existing outdoor dining area is to be converted to an indoor building addition. A variance for two (2) parking spaces as a result of the addition was approved by the Board of Adjustment on November 2, 2006. The proposed hours of operation are from 11:00 a.m. to 10:00 p.m., seven days a week. The proposed restaurant will not offer delivery service. Trash dumpsters are located in the rear of the building. A liquor license will also be requested. Because the size of the restaurant exceeds 3,000 square feet, the applicant is required to

provide customer parking. Given the number of proposed seats and the square footage of the space, 35 off-street parking spaces are required by the Zoning Ordinance. The number of spaces can be modified by the Board of Aldermen through the Conditional Use Permit process. These required spaces far exceed that of any other restaurant in the Central Business District (CBD) not located in a large mixed-use building. This excessive requirement is partly due to the conversion of the outdoor dining area into permanent space, which must be included in the parking calculation. While outdoor dining can be conducted in the City for 9 ½ months out of the year, restaurants are not required to provide additional parking. For comparative purposes, the Tejas Conditional Use Permit was approved in 2003 with 115 seats, 3,809 square feet and 15 off-street parking spaces. To partially fulfill the off-street parking requirements, the applicant will lease 12 parking spaces at the Mary Brent Building parking garage (behind the building) and 5 spaces on the City's surface lot at the corner of Forsyth and Brentwood for a total of 17 spaces. The applicant's lease indicates full use of all 76 spaces in the Mary Brent garage after 5:00 pm weekdays and at any time during the weekends for patron and employee parking. The parking provided by Oceano is more visible than that previously provided by Tejas and more likely to be utilized by those driving. Given these circumstances, the applicant is requesting a waiver of the remaining 18 spaces per Article 31 Off-Street Parking and Loading Requirements, Section 31.3(17):

"The number of parking spaces required in conjunction with a conditional use may be modified by the Board of Aldermen if conditions for such conditional use warrant a variance from the above requirements."

The restaurant will offer valet service on the weekends. Staff believes that the proposed restaurant will be a unique offering to the Clayton market. The primary concern with the operation involves the parking. The restaurant owner anticipates lunchtime business to be mostly walk-up traffic from the CBD. Staff agrees that lunch traffic for many restaurants is generated by walk-in clientele. The applicant's lease clearly states the availability for all spaces in the adjoining garage to be available for patron and employee parking in the evening and on weekends. Staff is supportive of the reduction in the required spaces for the daytime operation and is of the opinion that no adverse affects on traffic will be created. Staff recommends that approval of the Conditional Use Permit be recommended to the Board of Aldermen with the parking waiver and with the following conditions:

1. That the applicant maintain no less than seventeen (17) off-street parking spaces in the form of an executed lease and that a waiver of the remaining eighteen (18) spaces be granted,
2. That Oceano Bistro provide signage directional to off-street parking and inform patrons who call for reservations.

Mr. Pierron explained that this will be a high end seafood restaurant with a projected 1.1 to 1.5 million dollars in reconstruction/rehabilitation. He stated that he has about 68 parking spaces available to him in the evenings and that valet service will be offered on Friday nights and during the weekend. He stated he believes he has solved the evening parking issues and that the current issue is daytime parking. He stated in talking with the previous tenants, both Tejas and Jalepeno's, as well as Cardwells, he learned that the majority of daytime patrons are walk-ins.

Jim Liberman asked staff to explain the 2 parking space waiver as mentioned in staff's memorandum.

Catherine Powers stated that the two additional spaces were a requirement of the building expansion (converting the existing outdoor dining space to permanent indoor dining space).

Jason Jaggi explained that the Board of Adjustment, at their November meeting, granted the two (2) parking space waiver. He stated that the two parking spaces were a requirement as a result of the addition as Catherine just explained.

Chairman Sanger asked the number of employees.

Mr. Pierron indicated there will be a total of 50-60 employees with 20 to 25 at any given shift (the restaurant will house the most employees in the evenings).

Jim Liberman asked if there is a parking lot behind the building.

Mr. Pierron stated there is a City owned lot south of the building.

Mike Schoedel stated there is parking on the east side of the building.

Catherine Powers reminded everyone that this is a multi-tenant building.

Mr. Pierron stated he anticipates that between 80 and 90% of his employees will use public transportation.

Steve Lichtenfeld asked if the site at Forsyth & Brentwood is developed, what will happen to the parking.

Catherine Powers stated it would go away and those who parked there would have to find another place to park.

Chairman Sanger asked if Mr. Pierron agrees to staff's recommendations.

Mr. Pierron replied "yes".

Being no further questions or comments, Steve Lichtenfeld made a motion to recommend approval of the conditional use permit to the Board of Aldermen subject to staff's recommendations (outlined above). The motion was seconded by Mike Schoedel and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Mr. Fred Powers, project architect, was in attendance at the meeting.

MR. Powers indicated that the existing outdoor dining area will be converted to permanent indoor dining space for year-round use. He stated that the footprint of the area remains the same (530 square feet).

A color rendering was presented. Also presented were samples of the stone, windows and standing seam copper roof. Mr. Powers indicated that the windows will swing inwards so they can

remain open during nice weather. He stated that a drain will be installed and storm water piped to the street.

Chairman Sanger asked if the theme is similar to Bristol's.

Mr. Pierron replied "no".

Mike Schoedel asked if Clayton will be his only location.

Mr. Pierron replied for the time being.

Chairman Sanger stated he believes the restaurant will be wonderful.

Jim Liberman asked if there is a zoning/setback issue with the permanent enclosure in the front.

Catherine Powers replied "no". She stated there is a -0- front setback for this property and there will be no encroachment onto the sidewalk.

Mike Schoedel asked about the tables in the bar area.

Mr. Pierron indicated the bar area will have high top tables.

Chairman Sanger asked if the previous approval for the outdoor dining should be rescinded.

Catherine Powers replied "yes".

Steve Lichtenfeld asked when the restaurant will open.

Mr. Pierron indicated that he hopes to open between mid-March and the first of April.

Jim Liberman made a motion to rescind the previous approval for outdoor dining, seconded by Steve Lichtenfeld. The motion received unanimous approval.

Being no further questions regarding the architectural aspects of the project, Debbie Igielnik made a motion to approve as submitted, seconded by Steve Lichtenfeld. The motion received unanimous approval.

Catherine Powers informed Mr. Pierron that the conditional use permit will be presented to the Board of Aldermen at their meeting of December 19th.

CONDITIONAL USE PERMIT – RESTAURANT – 1 N CENTRAL – CHIPOTLE MEXICAN GRILL

Mr. Bret Gray with Dungan Design Group was in attendance at the meeting.

Catherine Powers indicated that Midwest Beef, LLC, d/b/a Chipotle Mexican Grill is requesting a Conditional Use Permit to operate a 2,989 square foot quick service casual Mexican

restaurant at 1 North Central Ave. (formerly Krispy Kreme). The restaurant will accommodate 73 patrons in the dining area. Outdoor dining will accommodate another 10 customers. The proposed hours of operation are from 10:00 a.m. to 11:00 p.m., seven days a week. The proposed restaurant will not offer delivery service. Trash dumpsters will be located in the store room and removed for disposal. The applicant is negotiating an agreement with the property to the north to share trash facilities. A liquor license will also be requested. Staff recommends approval of the conditional use permit with the conditions that arrangements for trash be made prior to building permit issuance and that a hood suppression system be installed if required by the Fire Department.

Chairman Sanger asked if Chipotle is a national chain.

Mr. Gray replied yes. He stated it started in 1993 and there are now over 100 locations. He stated the hours of operation are 11 a.m. until 10 p.m. and that beer, wine and margaritas will also be offered. He stated their main focus is on lunch and that the majority of business will be walk ins. He stated it is fast, casual service and that fax orders and on-line orders will be accepted. He indicated they do not offer delivery service.

Steve Lichtenfeld asked if they are occupying more space than Krispy Kreme occupied.

Mr. Gray replied "yes".

Jim Liberman asked if there is a change in elevation where the two spaces come together.

Steve Lichtenfeld indicated that there is a ramp shown on the plans and that the north side is higher than the south side.

Mr. Gray stated he believes there is a change in ceiling height.

Steve Lichtenfeld asked about outdoor dining.

Catherine Powers indicated that once the ARB approves the outdoor dining furniture and set-up, an annual permit will have to be secured through Planning staff.

Steve Lichtenfeld asked if they are proposing umbrellas.

Catherine Powers replied "yes". She stated they cannot encroach over the property line and they cannot contain any advertising.

Debbie Igielnik asked about trash.

Mr. Gray stated that currently, there is a dumpster behind Krispy Kreme and that there is also a mechanical room inside the building that trash can be stored in.

Chairman Sanger mentioned that the plans show the square footage to be over 3,000.

Catherine Powers advised the members that the 3,000 square feet includes storage space which is not counted when determining the need for parking.

Being no further questions or comments, Steve Lichtenfeld made a motion to recommend approval of the conditional use permit to the Board of Aldermen subject to staff recommendations (outlined above). The motion was seconded by Jim Liberman and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Catherine Powers explained that additional storefront windows are being proposed as well as doors and wood trim to the south and east facades. The windows will be wood with trim work to be painted to match existing. The single entry doors on the south and east facades will be replaced with double entry wood doors. The wood trim will be located primarily around the transom windows and at the base of the building, below the storefront windows. A series of medium red fabric awnings placed above each storefront window are also proposed. Awning signage is not proposed. Internally illuminated channel letters are proposed for each street facing façade identifying Chipotle Mexican Grill. The wall signs measure 23.5 square feet on each elevation and will have white faces with black trim caps and returns. The size and placement of the wall signs meet the provisions of the Sign Ordinance. In addition, a Chipotle pepper medallion hung in the window is shown on the east elevation. Outdoor dining on the front of the restaurant along Forsyth Boulevard is proposed. Krispy Kreme was granted outdoor dining at this location for 5 tables with 10 seats facing Central and Forsyth. Chipotle is proposing 10 seats at 3 tables facing Forsyth only. The tables are silver, measuring 30-inches square and the chairs are proposed to be silver mesh. A 36-inch high metal pedestrian barrier is proposed to separate the dining area from pedestrian traffic. The design of the barrier proposed contains metal mesh panels with red posts and railings. The design is not typical of existing pedestrian barriers. The plans indicate that a 4-foot minimum pedestrian clearance is being provided; however the actual clearance will likely be greater than 4-feet. Two medium red fabric umbrellas are proposed for the outdoor dining area on Forsyth. Staff is of the opinion that the exterior alterations will create a more symmetrical façade. The signage proposed represents a common channel letter application. The applicant has proposed a limited outdoor dining operation with sufficient pedestrian clearance being provided; however, staff does have concerns with the design of the pedestrian barrier. The appearance does not seem to fit well in a pedestrian environment and instead seems more typical with a shopping center application. Staff would prefer a more traditional, less bulky barrier as used in other outdoor dining areas. The umbrellas must also not contain any advertising and not intrude with pedestrians using the sidewalk adjacent to Forsyth. Staff's recommendation is to approve with the conditions that

1. That the applicant redesign the pedestrian barrier to provide a less obtrusive design per staff review and approval prior to the issuance of an outdoor dining permit,
2. That the applicant apply for the annual outdoor dining permit providing liability insurance to the city prior to operating the outdoor dining.
3. That the applicant apply for a sign permit prior to the installation of any signage.
4. That the umbrellas not contain any advertising and do not interfere with pedestrian access.

Mike Schoedel asked if the barriers will contain lights.

Mr. Gray replied "no". He stated he has talked with Chipotle's design managers and that they are willing to revise the barrier to hopefully meet staff's recommendations. He stated they have come

up with about 3 alternatives including power coating the railing black; power coating the mesh black or paint the entire barrier black. He presented samples of the proposed maroon colors for both the barrier and the umbrellas.

Steve Lichtenfeld stated he would like the barrier to be consistent with the other Central Business District restaurants.

Catherine Powers asked if they would like it to be black.

Chairman Sanger replied “yes”.

A sample of the outdoor dining chair was presented.

Steve Lichtenfeld commented that there will now be two different colored awnings on the building: maroon (new) and green (existing).

Catherine Powers advised the members that prior to Krispy Kreme, the awnings were not all the same color.

Mike Schoedel asked Mr. Gray if they would consider keeping the existing green awnings.

Mr. Gray indicated that he would have to consult with the representatives of Chipotle. He stated they could probably change out the second story awnings to match.

Chairman Sanger stated that he believes this Board would desire to keep the building’s exterior consistent.

Being no further questions or comments, Mike Schoedel made a motion to approve per staff recommendations and with the conditions that all the building’s awnings be changed to Chipotle Red (maroon) and that the pedestrian barrier be a black wrought iron subject to staff review and approval. The motion was seconded by Steve Lichtenfeld and unanimously approved by the Board.

Debbie Igielnik asked when they plan to open.

Mr. Gray indicated they hope to be open no later than early May.

CONCEPTUAL REVIEW – MIXED-USE DEVELOPMENT – 215 N. MERAMEC

Mr. Craig Saur and Mr. Lou Saur were in attendance at the meeting.

Catherine Powers stated that this is a request for conceptual review of a project to be located on North Meramec Avenue, just south of Kingsbury. This site has been vacant for several months, but was previously occupied by a barber shop and offices. Conrad Properties is requesting conceptual review for a proposed planned unit development consisting of a 7-story mixed-use building featuring approximately 50 condominium units and 1,200 square feet of ground floor retail above a 2-story parking garage containing 55 parking spaces. The project is designed to provide smaller, primarily one bedroom condominium units at a moderate price point. Because the majority of units are to be one bedroom, Conrad will request, as part of the Planned Unit Development (PUD), a waiver of the zoning

requirement for 2 parking spaces per unit. The developer will provide 1.0 space per unit. Conrad will also supply the required four (4) spaces for the commercial portion of the project. The project exceeds the 1.5 Floor Area Ratio (FAR) and a waiver of that requirement will also be sought through the PUD process. The architecture, as proposed, will feature brick panel on the base and along the corner of the south façade. The upper floors will be primarily glass and perforated metal railings. A large sunscreen overhang will top the building. Staff's recommendation is to review the proposal and provide input.

Mr. Craig Saur stated they are excited about the project and that the concept is to bring young professionals to the area and offer relatively affordable housing. He stated that 50 units are being proposed for this small lot at the north end of Clayton. He stated the tenants can walk to the CBD's restaurants. He stated it will be a green building and that the units will be approximately 825 square feet and that one parking space is being provided for each unit.

Mr. Lou Saur indicated that he and his brother, Bob, started development on this street in the early 80's, that his office is across the street and is very familiar with the neighborhood.

A color rendering of the building was presented.

Mr. Lou Saur stated that the medical building abuts this building. He stated that they are proposing a plaza in front of the building with City pavement. He stated there will be two parking levels with a ramp system. Floor plans were presented. He stated the units will have outdoor terraces (50 units – 5 floors/10 units per floor). A sketch of the rear elevation was presented. Materials will be perforated metal, gray glass and gray panels. A sketch of the front elevation was presented. Masonry will be used on the parking levels and a sunscreen will be atop the building. A rooftop terrace will be above the parking garage. Samples of the brick (same as used at 800 S. Hanley), metal and glass were presented. Mr. Saur indicated that the end units are the largest units.

Mike Schoedel asked how far the terraces will project.

Mr. Saur indicated they will stay within the property line.

Chairman Sanger advised if this is a -0- property line construction.

Mr. Saur replied "yes".

Chairman Sanger advised Mr. Saur that the Board received a letter from the Managing Member of the ownership group of 211 S. Meramec (specifically Stephen Wexler, MD), indicating concerns about their north facing windows.

Mr. Saur stated there aren't that many of them (windows) and of the windows that do exist, only a couple have penetration.

Mr. Craig Saur stated that he spoke with David Belsky who represents the ownership and that they did not seem to have too much of a problem with this. He stated there are a few windows on the 211 building and most of them are closets and/or bathrooms. He indicated that their biggest concern would be if they were to sell their building and we had windows on our side of the property would we have the same concern and the answer to that would be "no" as they would have a solid surface on that

side of their building. He stated in talking with the manager of that building that he has not heard much concern about covering up the windows.

Chairman Sanger reiterated that the City has received a letter of concern.

Mike Schoedel advised Mr. Saur that a copy of the letter would be provided to him.

Chairman Sanger stated he believes they have some legitimate concerns.

Mike Schoedel asked about retail/commercial space.

Mr. Craig stated this would be considered ground level commercial space.

Mike Schoedel commented that the plans indicate about 1,200 square feet of commercial space. He asked if this would be viable retail space. He stated that the City is trying to encourage ground level retail space, but questions, due to the limited amount of space, if it would be viable for retail and wonders if there would be a better use for this space.

Mr. Craig Saur indicated that ideally, he would prefer to use the space for building amenities.

Chairman Sanger commented that this is not an area where the City has been requesting retail. He asked what the specific zoning calls for.

Mr. Craig Saur stated the building has to be a mixed-use building since it is a Planned Unit Development (PUD).

Catherine Powers stated that the property is zoned C-2 Commercial and therefore, requires some office or retail.

Chairman Sanger commented that it would be appropriate to incorporate some type of commercial that would serve the building quite well.

Jim Liberman stated that this is a proposal for a solid 8-story brick wall (south elevation) at the north end of Clayton. He stated that he assumes that they are preparing to develop the adjacent site and therefore, would not be a problem.

(Note: This is a 7-story building)

Mr. Lou Saur stated that they can do some interesting things (i.e. openings) with the subject wall. He stated all the units face east/west.

A brief discussion regarding the wall ensued.

Chairman Sanger asked if they would propose some type of architectural detailing in the wall.

Mr. Lou Saur replied "yes".

Steve Lichtenfeld commented that he likes the projecting element and understands why it was placed on the south side, but going back to what Jim stated, he would seem like it should be on the north side so that everything is focused back towards the City rather than towards the north.

Mr. Lou Saur stated it could be done either way, but he prefers it this way for the same reason Steve prefers it the other way as currently proposed, it would be a beacon from the City.

Jim Liberman commented that the parking and FAR (Floor Area Ratio) are the main issues.

Catherine Powers stated that the parking is a bigger issue than the FAR. She stated the maximum FAR for this zoning district is 1.5 and that the proposed FAR for this project is at a 3 to 4. It was noted that parking is excluded from the FAR calculation. She stated larger FAR increases have been approved in the past for other PUD projects.

Mike Schoedel asked if all the units will be 1 bedroom units.

Mr. Craig Saur indicated that 80% of the units are 1 bedroom units.

Jim Liberman asked if a married couple purchases a unit, where will one of the two park.

Catherine Powers stated that is the major issue here; the proposed 1 space per unit.

Chairman Sanger stated his major issue is that this is not a Transit Oriented Development. He stated that some units would be purchased by a couple and in that case, there will be two vehicles with only one available parking space. He stated it would be a different story if this development were within a couple hundred yards of the Metro Station, but that is not the case here. He added that 20% of the units will be 2 bedroom units and that the parking is the major issue.

Mr. Craig Saur stated that there are two things that could be done about the parking: either decrease the number of units or double the size of the units neither of which are feasible. He stated they do understand the parking requirements but if that is the case then they will probably not develop the property until the market rebounds. He stated that the unit costs would have to increase dramatically if additional parking was provided.

Mike Schoedel asked an estimate of what the units will be priced at as proposed.

Mr. Craig Saur stated they are trying to stay under \$300,000; low \$200,000 to \$350,000.00. He stated the site is tight and the ground is expensive.

Chairman Sanger asked if they could go down one parking level.

Mr. Craig Saur stated that would not be easy. He stated if the building were raised by one level it (the building) would be classified as a high-rise and would fall under the high-rise building codes.

Chairman Sanger reiterated his concern regarding the lack of parking for this project.

Mr. Craig Saur commented that there are other areas of Clayton (DeMun & the Moorlands) that have very little parking.

Chairman Sanger stated that those are residential areas with residential street parking. He again voiced his concern.

Mr. Lou Saur stated that if guests were to park on the street, that would not take parking away from other uses because most of the guest parking would occur in the evening.

At this time, a discussion regarding metered parking ensued. It was noted that the meters are non-functional in the evenings and weekends but that during the day, the meters are functional.

Mr. Lou Saur commented that during the day, spaces will be available in the garage as many owners will be at work.

Mr. Craig Saur stated it will not be an issue at all since there is plenty of metered parking down the street.

Mr. Lou Saur stated that he believes the intent of the PUD is to fashion something to fit a unique project.

Mike Schoedel commented that this is a new concept to grasp. He stated that we have very aggressive parking standards and desire to create plenty of parking. He stated this is unique but does try to capture a market that is not typical in the urban core at under \$300,000.00.

Chairman Sanger asked the width of the parking spaces.

Catherine Powers stated the standard size parking space is 9 X 18.

Chairman Sanger asked if it would be possible to create parking spaces out of the end islands. (Referring to Page 3 of the plans).

Mr. Craig Saur stated they researched many different ways to get the parking and this is the most efficient and gave us the most number of good spaces.

Mike Schoedel asked if there is any flexibility on the parking. He asked if only one space is being offered for the 2 bedroom units as well.

Mr. Lou Saur commented that the 2 bedroom units are really 1 bedroom with a den.

Mike Schoedel suggested that if the retail/commercial were made smaller, then the residential parking could be increased. (Currently, 4 spaces are being provided for the 1,200 square foot of commercial space as required by Code).

Mr. Craig Saur stated he would be happy to lose the commercial altogether.

Catherine Powers reminded everyone that this is a commercially zoned district so a strictly residential PUD would not be allowed.

Chairman Sanger indicated that he may be willing to bend to 1.3 or 1.5 spaces per unit but down to 1 space per unit is a large reduction.

Steve Lichtenfeld asked if they could raise the building given the fact that excavating would be problematic.

Mr. Craig Saur stated that raising the building would put it in the high-rise code and would also create setback issues.

Jim Liberman commented that floor-to-floor is relatively high.

Mr. Lou Saur reminded everyone that this is a commercial district and that it is more of a problem for them to market than for the City.

Chairman Sanger stated that he understands that, but what if there are 60 cars for the 50 units. He asked where those other 10 cars will park.

Mr. Lou Saur stated that is city living. They will park on the street and take the chance of getting ticketed.

Chairman Sanger asked if the spaces will be sold separately or if they will come with the unit.

Mr. Lou Saur stated that one space will come with each unit and it will be up to the tenants where to park any additional vehicles they may have. He stated it is a distortion to think that an 800 square foot unit will need 2 spaces inside a garage.

Chairman Sanger stated he is not stating that 2 spaces are needed, but that this is not New York.

Catherine Powers stated that the City could require a parking study and that some cities are going with 1 space per bedroom.

Mr. Lou Saur stated again that the 2 bedroom units are actually 1 bedroom with a den.

Catherine Powers stated that another option would be shared parking.

Debbie Igielnik asked if that was considered.

Mr. Craig Saur suggested arranging leased spaces for those tenants that have more than one vehicle (for a certain price).

Chairman Sanger stated he believed it would be satisfactory if ancillary parking were made available if required (i.e. find a garage willing to lease spaces for this building).

Mike Schoedel asked staff to research other buildings in the area to see where their parking is provided.

Mr. Lou Saur stated the easiest thing is the street parking as there is plenty of it.

Catherine Powers reminded the members that the City's requirement is for off-street parking and that street parking cannot be considered.

Chairman Sanger stated although he loves the project, but that he would be much more comfortable with a relief valve and with that, the project would not set a precedent.

Mr. Craig Saur stated that at this point, they will probably just decline and move on to something else. He thanked the members for their time.

Catherine Powers reminded everyone that there will be another meeting next Monday, December 4th.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 7:20 p.m.

Recording Secretary